

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01525

Site Address: Petroil Ltd, The Coach House, Common Platt, Purton, Swindon, SN5 5JZ.

Proposal: Application for permission in principle for residential development of a minimum of 3 and maximum of 4 no. dwellings (Use class C3).

Date of Consultation Response: 19/03/2026

I refer to the above planning application dated 11/03/2026 seeking permission in principle for a residential development of a minimum of 3 and a maximum of 4 no. dwellings (use class C3).

The site is located with existing access onto Washpool, a C classified section of public highway subject to speed limit of 30mph. It has been indicated that there are two access points to the site, one which is gated and enables access to parking for the office/workshop and one which only appears to access a large verge area to the front of the boundary fence/gate to the existing land.

From the plans submitted it would appear that both existing accesses would be retained. The southern access would be for access to 2 dwellings, one with 3 bedrooms and one with 2 bedrooms, each with two parking spaces, which for the anticipated bedroom quantum meets the minimum parking standards. The northern access would be opened into the remainder of the site to enable access to the other proposed dwellings, one of which would be 4-bedroom dwelling, and the other dwelling would be 2 bedrooms. Parking provision is demonstrated as 3 spaces for the 4-bed dwelling and 2 spaces for the 2-bed dwelling. No visitor spaces have been indicated for the site, which would require at least 1 space in accordance with standards set out by Wiltshire Council.

The northern access also has an area indicated as cycle and bin storage, this seems a little disjointed from the dwellings and it would be more appropriate for each dwelling to have a cycle storage facility within the curtilage. This can be rectified/amended at Technical Detail stage.

Both accesses would be required to be provided with a consolidated surface from the public highway of at least 5m, any gates would be required to be on a setback of 5m from the edge of the public highway to provide refuge for a waiting vehicle and would be required to open into the curtilage.

An indication of the traffic experienced by the previous use as a workshop and office would be useful to gain insight into whether the proposals would represent an increase in traffic generation and help to inform on any further mitigation requirements, it is acknowledged that the resultant trip generation for the proposals would bring about a different vehicle attraction which could be considered beneficial to the surrounding area. At this stage and with limited detail on traffic generation, I would expect that for each access with the public highway, visibility splays would be required to be demonstrated in line with Manual for Streets which would be 2.4m x 43m with no obstructions over 600mm.

The access proposals would, dependant on the level of works required, include alteration to the public highway, the applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

The visibility splays have been demonstrated for access, these would be required at technical details stage, however the northern splay from the access does not meet the required standard of 43m to the edge of the running carriageway as it would require third party land. The detail indicated shows some 35m splay to the roundabout, on a 2.4m set back, I would be willing to reduce the splay X distances to 2m given that they would be low intensity residential access points which may assist in better splays being demonstrated at technical detail stage.

I feel that the cycle parking standards should be revisited to enable each property separate storage for cycles, therefore have provided an extract of the Cycle Parking standards as follows:

Where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information.

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

Additionally, the site should incorporate EV charging for each dwelling with allocated parking in line with Building Regulations Document S and National Guidance.

I would not consider that the principle of residential development in this location would be a significant or severe impact on the surrounding highway network, however, given the location and lack of pedestrian infrastructure it would be likely that the site would rely heavily on the private motor vehicle as the main mode of transport. Obviously, the lower end of development at three dwellings would have a lesser impact in terms of traffic generated by the site, however as stated above it is difficult to ascertain the existing level of traffic generation from the submitted information, though it is considered that the proposals are unlikely to have a severe adverse impact on the surrounding highway network.

It is considered that the site layout could be altered to enable a single point of access from the south allowing access and egress in a forward gear with parking provision for both vehicles and cycles which would be more relatable to each separate dwelling, as well as provide a single visitor bay. The single point of access would also achieve the full visibility requirements as demonstrated, with no departures from standards. I am aware that the proposed layout may be indicative at the moment and any altered access arrangements would be likely to be an amendment through the technical detail stage should permission in principle be granted.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@wiltshire.gov.uk